

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 9, 2011 IN THE COUNTY ADMINISTRATION CONFERENCE ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Rice, Chair called the meeting to order.

**DETERMINATION OF A QUORUM:**

Mrs. Hopkins established the presence of a quorum.

Present: Bryan Rice, Chair  
Joel Donahue, Member  
Walt Haynes, Member  
Malvin Wells, Member  
Robert Miller, Member  
William Seitz, Member  
Frank Lau, Member  
John Tuttle, Member  
John Muffo, Board of Supervisors Liaison  
Marty McMahon, County Attorney  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Jamie MacLean, Development Planner  
Brea Hopkins, Planning & Zoning Technician

Absent: Ryan Thum, Secretary

**APPROVAL OF AGENDA:**

On a motion by Mr. Miller , seconded by Mr. Haynes, and unanimously carried the agenda was approved.

**PUBLIC ADDRESS:**

Mr. Rice opened public address; however, there being no speakers the public address was closed.

**PUBLIC HEARING:**

None.

**OLD BUSINESS:**

Subdivision Ordinance Amendments Update

Mrs. MacLean discussed the revisions that had been made to the ordinance amendments since the last discussion held by the Planning Commission.

On a motion by Mr. Haynes, seconded by Mr. Miller and carried by an 8-0 vote (Thum absent) the planning commission recommended approval of an Ordinance amending Article IV, Chapter 8 entitled Subdivision of the Code of the County of Montgomery, Virginia, Sections 8-111, 8-136, 8-137, 8-150, 8-152, 8-153, 8-171, 8-173, 8-174 and 8-201, respectively, by amending the definition of remainder, family subdivision and subdivision major; by requiring additional fees for the review of plats; by requiring planning commission and board of supervisor approval of exterior boundary line changes that could result in additional lots; by decreasing the amount of surety for bonding subdivision improvements; by requiring VDOT review and approval of any plat showing a private access easement serving more than two lots; by requiring where private on-site sewage disposal systems in family and minor subdivisions may be located; by amending when a subdivision does not require a survey and what information is required on the sketch which is provided in lieu of the survey; by increasing the number of copies of a preliminary plat to be submitted and by adding additional information to be noted on preliminary and

final plats; by increasing the time period a preliminary plat is valid; by requiring the submission of a digital copy of the final plat; and by incorporating the county street naming policy into the subdivision ordinance.

The Planning Commission recommendation will be forwarded to the Board of Supervisors for their public hearing to be held on February 28, 2011.

#### Regional Hazard Mitigation Plan Discussion

Mr. Sandy stated information was sent previously regarding the plan. Any questions or comments can be submitted to staff.

#### **NEW BUSINESS:**

None

#### **WORKSESSION:**

On a motion by Mr. Haynes, seconded by Mr. Seitz and unanimously carried the planning commission entered into worksession.

#### Urban Development Areas (UDA) Updates with County Consultant (Renaissance Planning)

Mr. Sandy stated the consultants would be discussing the following topics:

- Recommendations for Comprehensive Plan Amendments
- Recommendations for Zoning Ordinance Amendments
- Route 177 Gateway Area Plan

Two meetings were held earlier in the day with staff members and property owners to discuss plans for the Route 177 Gateway Area. There was good dialogue in both meetings.

Mr. Donahue noted that based on the new Census data, the Town of Christiansburg would be required to designate UDA areas due to their growth in population.

Mr. Miller stated that the Tyler Rd connector should also be considered while evaluating the Route 177 plan.

Mr. Vlad Gavrilovic discussed the UDA legislation requirements including deadlines and minimum density requirements.

Ms. Amanda Poncy discussed the language required for Comprehensive Plan Compliance with the UDA Legislation. She reviewed the proposed UDA boundaries for Mid County and Route 177 and the impact of the new census data on the boundaries. Comprehensive plan amendments include: language to explain the UDA areas, revised future land use map, addition of a new policy "UDA" and associated language, incorporate additional principles of TND, financial incentives, and regional cooperation regarding UDA.

Mr. Milt Herd discussed zoning ordinance principles that should be considered. The current proposal is for the creation of two (2) new districts: PUD-TND & TND Infill. He discussed the proposed qualifying lands, minimum sizes, allowable uses, density requirements, and intensity for each of the new districts. In addition to the new districts, revisions to the existing Residential (R2) and (R3) districts are proposed.

Mr. Gavrilovic discussed preparing illustrations for inclusion in the zoning ordinance.

Mr. Sandy stated the potential zoning ordinance amendments would be discussed at the next Commission's meeting.

Mr. Gavrilovic discussed the area plans and what they will include such as access management standards. The development of the Route 177 Area Plan began earlier with the meetings held with staff and property owners. He discussed some of the comments received from those meetings.

On a motion by Mr. Haynes, seconded by Mr. Seitz, and carried by a 8-0 vote the planning commission closed the work session.

There being no further business the meeting was adjourned at 8:20 p.m.